

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0216 – South Manchaca **P.C. DATE:** November 13, 2007
Vertical Mixed Use (VMU) Rezoning

AREA: 20 tracts on 65.64 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Wendy Rhoades

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Barton Springs / Edwards Aquifer Conservation District
Cherry Creek SW Homeowners Association
Cooper Lane Neighborhood Association
Dawson Neighborhood Association
Dawson Neighborhood Planning Team
Deer Park Neighborhood Watch
Fairview Estates Neighborhood Association
Far South Austin Community Association
Homeless Neighborhood Association
Home Builders Association of Greater Austin
North Southwood Neighborhood Association
Onion Creek Homeowners Association
Save Our Springs Alliance
South Central Coalition
South Lamar Neighborhood Association
South Lamar Combined NPA (Staff Liaison)
Southwood Neighborhood Association
Sweetbriar I
Terrell Lane Interceptor Association
Western Trails Neighborhood Association

AREA OF PROPOSED ZONING CHANGES: The future South Manchaca Neighborhood Plan area is bounded on the north by West Ben White Boulevard, on the east by South 1st Street, on the south by Stassney Lane, and on the west by Manchaca Road. Please refer to Attachments 4 and 5.

WATERSHEDS: West Bouldin – Urban; **DESIRED DEVELOPMENT ZONE:** Yes
Williamson Creek – Suburban

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Crockett High School

APPLICABLE CORE TRANSIT CORRIDORS

None within the South Manchaca Planning Area

SUMMARY STAFF RECOMMENDATION:

Staff supports the neighborhood recommendations regarding dimensional standards, parking reduction and additional uses in office zoning districts as detailed in Attachment 3.

LIST OF ATTACHMENTS:**Attachment 1:** Vertical Mixed Use (VMU) Opt-In / Opt-Out Application**Attachment 2:** List of South Manchaca VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address, and Proposed VMU Zoning**Attachment 3:** South Manchaca VMU Neighborhood Recommendations – Opt-In Properties**Attachment 4:** South Manchaca VMU Tract Map – Properties Eligible for VMU Opt-In**Attachment 5:** Zoning Map**Attachment 6:** Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process**Attachment 7:** Affordability Impact Statement**PLANNING COMMISSION RECOMMENDATION:**

November 13, 2007:

- *APPROVED MOTION 1 TO APPLY ALL VMU RELATED STANDARDS TO THE FOLLOWING TRACTS: 1-5, 7-11, 13-20 (THEREBY REMOVING TRACT 6);*
- *APPROVED MOTION 2 TO APPLY VMU DIMENSIONAL STANDARDS TO TRACTS 10 AND 12;*
- *APPROVED A MODIFICATION OF MOTION 3 TO APPLY AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME (MFI) REQUIREMENT FOR VMU RENTAL DEVELOPMENTS.*

[M. DEALEY; J. REDDY – 2ND] (9-0)

ISSUES: At the Planning Commission meeting, several adjacent property owners spoke in opposition to the inclusion of Tract 6 as an “opt-in” property.

CITY COUNCIL DATE: November 29, 2007**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719

STAFF RECOMMENDATION

Staff supports the neighborhood recommendations regarding dimensional standards, parking reduction and additional uses in office zoning districts as detailed in Attachment 3.

BACKGROUND

On August 31, 2006, the City Council adopted the “Design Standards & Mixed Use” ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless “opted-out”. Properties not fronting on the Core Transit Corridors are not eligible for VMU unless “opted-in”.

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2007-0216 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the South Manchaca application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Representatives of the South Manchaca Neighborhood Plan Area (NPA), consisting of the Southwood Neighborhood Association and the Salem Walk Association of Neighbors submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. In this case, the representatives of South Manchaca NPA only selected properties to be Opted-In. Please refer to Attachment A

- Twenty tracts were selected to be Opted-In. Of the 20 tracts, 18 are proposed to receive all VMU related standards, including dimensional standards, parking reduction, and additional ground floor uses in Office districts. Two tracts are proposed to receive VMU dimensional standards only.
- The recommended level of affordability for future VMU Rental Units is 60% of the median family income.
- The Associations provided a resolution that the City adopt Ben White Boulevard, South 1st Street and Manchaca Road within the NPA area as Core Transit Corridors.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin

Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

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Neighborhood Planning & Zoning

VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link: ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf. Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us

or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA*:

_____ SOUTH MANCHACA - combining Southwood NA & _____
_____ Salem Walk Assoc. of Neighbors _____

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME _____

PHONE _____

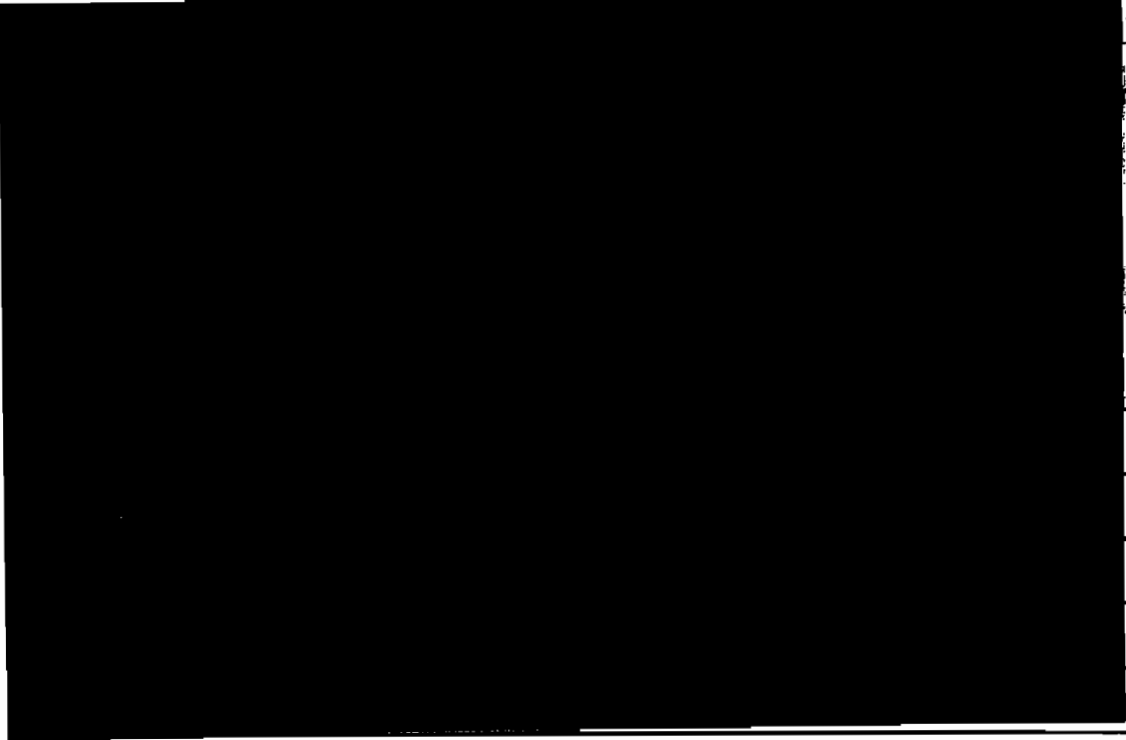
E-MAIL _____

MAILING _____

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2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

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4. **IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

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VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	of The neighborhood recommends opt-in for all VMU related standards.
*Please see attached spreadsheet.				

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* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

_____ 80% of median family income

_____ 70% of median family income

___ X ___ 60% of median family income

_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes _____ No ___ X ___

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

The South Manchaca area required cooperative participation and voting by two neighborhood associations. Please see attached meeting minutes for a description of how voting was conducted.

B. Please provide the results of the vote: *Please see attached meeting minutes.

For _____ Against _____
Neighborhood Planning and Zoning Department

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C. Number of people in attendance at the meeting: 37

Neighborhood Planning and Zoning

D. Please explain how notice of the meeting at which the vote was taken was provided:

- ☒ > posted meeting date & time on www.main.org/southwood the week before the meeting
- ☒ > posted on southwood yahoo group and in yahoo group calendar
- ☒ > placed signs throughout the neighborhood at prominent street corners the week before the meeting.
- ☒ *See attached pages on Southwood and Salem Walk communications throughout VMU process.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

F. Please provide a copy of the meeting minutes at which the vote was taken.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: _____
Neighborhood Association By-Laws: _____
Other, as described in question A., above: ☒ X _____

Deborah S. Bean
SIGNATURE OF CHAIR (OR DESIGNEE)

June 4, 2007
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor

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**VERTICAL MIXED USE APPLICATION
SUBMITTAL CHECKLIST**

- ✓ 1. Completed application with signature of chairperson.
- ✓ 2. Detailed maps showing locations of properties opted-in or opted-out.
- NA 3. Completed VMU Opt-Out Form, if applicable
- ✓ 4. Completed VMU Opt-In Form, if applicable.
- ✓ 5. Copy of the notice of the meeting at which the vote was taken.
- ✓ 6. Copy of the meeting minutes at which vote was taken.

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RESOLUTION TO ADOPT CORE TRANSIT CORRIDORS

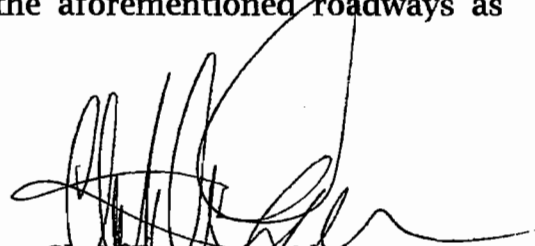
June 4, 2007

WHEREAS, Southwood Neighborhood Association and Salem Walk Association of Neighbors met for a formal meeting on May 10, 2007, with 37 neighbors attending; and

WHEREAS, Following discussion and a vote to opt-in designated commercial properties for the Vertical Mixed Use zoning overlay, a recommendation was made to designate certain roadways within the South Manchaca area as Core Transit Corridors; and

WHEREAS, The roadways and votes were adopted as follows: South First Street from Ben White to Stassney, 30 years, 5 days; Manchaca from Ben White to Stassney, 25 years, 5 days; and Ben White from Manchaca to South First, 31 years, 0 days; now, therefore, be it

RESOLVED, That the Southwood and Salem Walk neighborhoods request the City of Austin designate the aforementioned roadways as Core Transit Corridors.



Chris Ewen, president
Southwood Neighborhood
Association

Michael Cospers, president
Salem Walk Association of
Neighbors

*Michael Cospers was unavailable to
sign due to an emergency. He
verbally endorses the resolution
per Deborah Bean, 1st vice president,
Southwood NA.



14:34 04 2007

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VERTICAL MIXED USE OPT-IN FORM

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ADDRESS OF PROPERTY*	APPLICATION AREA:			Neighborhood PAGE 2 OF 2
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.
627 RADAM				X
621 RADAM				X
617 RADAM				X
603 RADAM				X
4222 SOUTH FIRST				X
1912 W. STASSNEY				X
1806 W. STASSNEY				X
1604 W. STASSNEY (lots 1 & 2)				X
1600 W. STASSNEY (lots 3 & 4)				X
1500 W. STASSNEY (lots 5, 6, 7)				X
1408 W. STASSNEY				X
1402 W. STASSNEY (2 parcels)				X
730 W. STASSNEY				X
5520 SOUTH FIRST (708 W. STASSNEY)				X
4403 MANCHACA				X
4407 MANCHACA				X
4409 MANCHACA				X
4415 MANCHACA				X
4501 MANCHACA (lots 5 & 6)				X
4515 MANCHACA				X
4607 MANCHACA				X
4611 MANCHACA				X
5401 MANCHACA				X
5517 MANCHACA				X
SOUTHWOOD MALL AREA				
1701 W. BEN WHITE (2 parcels)	Conditional; see meeting minutes.			X
4403 RUSSELL	X			
4405 RUSSELL	X			
4407 RUSSELL	X			
4411 RUSSELL	X			
4313 GILLIS	X			
4317 GILLIS	X			

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**STATEMENT OF CONDITIONAL OPT-IN TO VERTICAL MIXED USE ON CERTAIN
PROPERTIES IN AND AROUND SOUTHWOOD MALL (1701 WEST BEN WHITE BLVD)**

June 4, 2007

Neighborhood Planning & Zoning

The following parcels were voted to be opted into Vertical Mixed Use on the condition that development on these properties must include the Southwood Neighborhood Association in the design and development process and would adhere to a design achieved with broad neighborhood participation and consent. Without this condition, there was not consensus that the properties should be opted in to Vertical Mixed Use.

1701 West Ben White Blvd
1421 West Ben White Blvd
4403 Russell Dr
4405 Russell Dr
4407 Russell Dr
4411 Russell Dr



Christopher W. Ewen, President, Southwood Neighborhood Association and authorized to sign
for Michael Cosper, Salem Walk Association of Neighbors

South Manchaca VMU Application Properties

Tract # (1)	TCAD Property ID (2)	COA Address (3)	FROM	TO
1	320815	704 W STASSNEY LN	GR	GR-V
		708 W STASSNEY LN		
	320816	734 W STASSNEY LN	GR	GR-V
		732 W STASSNEY LN		
		726 W STASSNEY LN		
		730 W STASSNEY LN		
		746 W STASSNEY LN		
2	319735	1600 W STASSNEY LN	CS	CS-V
	319736	1606 W STASSNEY LN	CS	CS-V
	511148	1402 W STASSNEY LN	GR	GR-V
	511149	0 W STASSNEY LN	GR	GR-V
		LOT 2 MOTSENBOCKER SUBD SEC 2		
	511150	1408 W STASSNEY LN	GR	GR-V
	511151	1510 W STASSNEY LN	CS	CS-V
		1500 W STASSNEY LN		
3	319680	1806 W STASSNEY LN	LO	LO-V
4	319681	1912 W STASSNEY LN	GR	GR-V
	319685	5517 MANCHACA RD		
5	319684 (Portion only)	5401 MANCHACA RD (need further description- attach exhibit)	GR	GR-V
7	509247	4503 MANCHACA RD	LO	LO-V
	509248	4501 MANCHACA RD	LO	LO-V
8	509258	4415 MANCHACA RD	LR	LR-V
		4413 MANCHACA RD		
		4411 MANCHACA RD		
	509259	4409 MANCHACA RD	LO	LO-V
	509260	4407 MANCHACA RD	LR	LR-V
	509261	4403 MANCHACA RD	LR	LR-V
	509262	1913 W BEN WHITE BLVD EB	GR	GR-V
	509263	1911 W BEN WHITE BLVD EB	GR	GR-V
	509264	1901 W BEN WHITE BLVD EB	GR	GR-V
9	509300	4405 MERLE DR	GR	GR-V
		1815 W BEN WHITE BLVD EB		
	509301	1811 W BEN WHITE BLVD EB	GR	GR-V
	509302	4406 1/2 RUSSELL DR	GR	GR-V
10	509325	4411 RUSSELL DR	LR-MU-CO	LR-MU-V-CO
		4409 RUSSELL DR		
	509326	4407 RUSSELL DR	LR-MU-CO	LR-MU-V-CO
	509327	4405 RUSSELL DR	LR-MU-CO	LR-MU-V-CO
	509328	4403 RUSSELL DR	LO	LO-V

ATTACHMENT 2

South Manchaca VMU Application Properties

Tract # (1)	TCAD Property ID (2)	COA Address (3)	FROM	TO
11	312800	0 W BEN WHITE BLVD EB ABS 8 SUR 20 DECKER I ACR 2.45	GR	GR-V
	312801	1421 W BEN WHITE BLVD EB	GR	GR-V
		1411 W BEN WHITE BLVD EB		
	312802	0 W BEN WHITE BLVD EB LOT 1 HALLE-VON VOIGTLANDER SUBD NO 1	GR	GR-V
	312803	4312 GILLIS ST	GR	GR-V
		1401 W BEN WHITE BLVD EB		
		4314 GILLIS ST		
	365442	1701 W BEN WHITE BLVD EB	GR, CS	GR-V, CS-V
		1705 W BEN WHITE BLVD EB		
	509329	4401 RUSSELL DR	LR	LR-V
12	312811	4317 GILLIS ST	LO-MU-CO	LO-MU-V-CO
13	312804	1315 W BEN WHITE BLVD EB	GR, CS	GR-V, CS-V
	312817	1333 W BEN WHITE BLVD EB	GR	GR-V
	312818	4311 GILLIS ST	GR	GR-V
		1323 W BEN WHITE BLVD EB		
14	312670	4310 JAMES CASEY ST	LO	LO-V
15	312662	4320 JAMES CASEY ST	LO	LO-V
16	312711	4319 JAMES CASEY ST	LO	LO-V
		4319 1/2 JAMES CASEY ST		
	312736	4303 JAMES CASEY ST	LO	LO-V
	312737	4309 JAMES CASEY ST	LO	LO-V
		4305 JAMES CASEY ST		
		4301 JAMES CASEY ST		
	312740	4307 JAMES CASEY ST	LO	LO-V
	312742	4315 JAMES CASEY ST	LO	LO-V
	312743	0 JAMES CASEY ST LOT 2A * RESUB OF LOT 2 LESS NW 10FT RADER ALICE MARY SUBD	LO	LO-V
	312745	627 RADAM LN	LO	LO-V
	312746	4203 JAMES CASEY ST	LR	LR-V
	312763	4215 JAMES CASEY ST	LO	LO-V
		4209 JAMES CASEY ST		
		4207 JAMES CASEY ST		
	312767	621 RADAM LN	LO	LO-V
	312769	4313 JAMES CASEY ST	LO	LO-V
		4311 JAMES CASEY ST		

South Manchaca VMU Application Properties

Tract # (1)	TCAD Property ID (2)	COA Address (3)	FROM	TO
17	312677	601 W BEN WHITE BLVD EB	GR	GR-V
	312678	616 RADAM LN	LO	LO-V
		620 RADAM LN		
		626 RADAM LN		
		628 RADAM LN		
		4101 JAMES CASEY ST		
	359420	611 W BEN WHITE BLVD EB 603 W BEN WHITE BLVD EB	GR, CS-1, CS	GR-V, CS-1-V, CS-V
	553461	4007 JAMES CASEY ST	GR	GR-V
18	312713	615 RADAM LN	LR-CO	LR-V-CO
		617 RADAM LN		
19	312720	603 RADAM LN	CS	CS-V
20	312744	0 S 1ST ST .39 ACR OF BLK 8D&9D BOULDIN J E ESTATE	GR	GR-V

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map

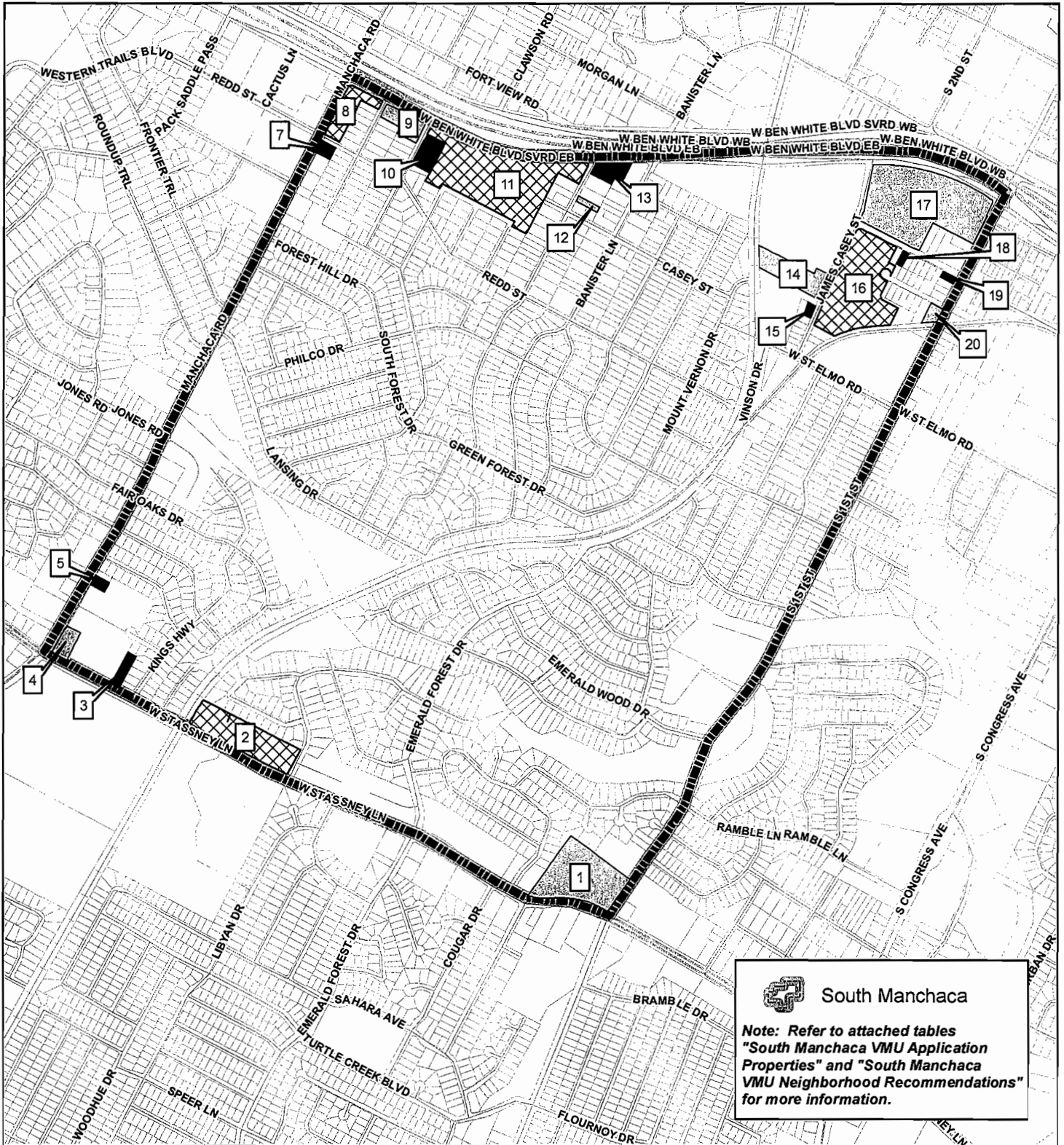
(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.

South Manchaca VMU Neighborhood Recommendations
Opt In Properties

Tract #	OPT IN			All VMU-Related Standards Apply
	Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1-9, 11, 13-20				X
10, 12	X			

RECOMMENDED AFFORDABILITY LEVEL: 60%



**South Manchaca Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Properties Eligible for VMU Opt-In
Case # C14-2007-0216**



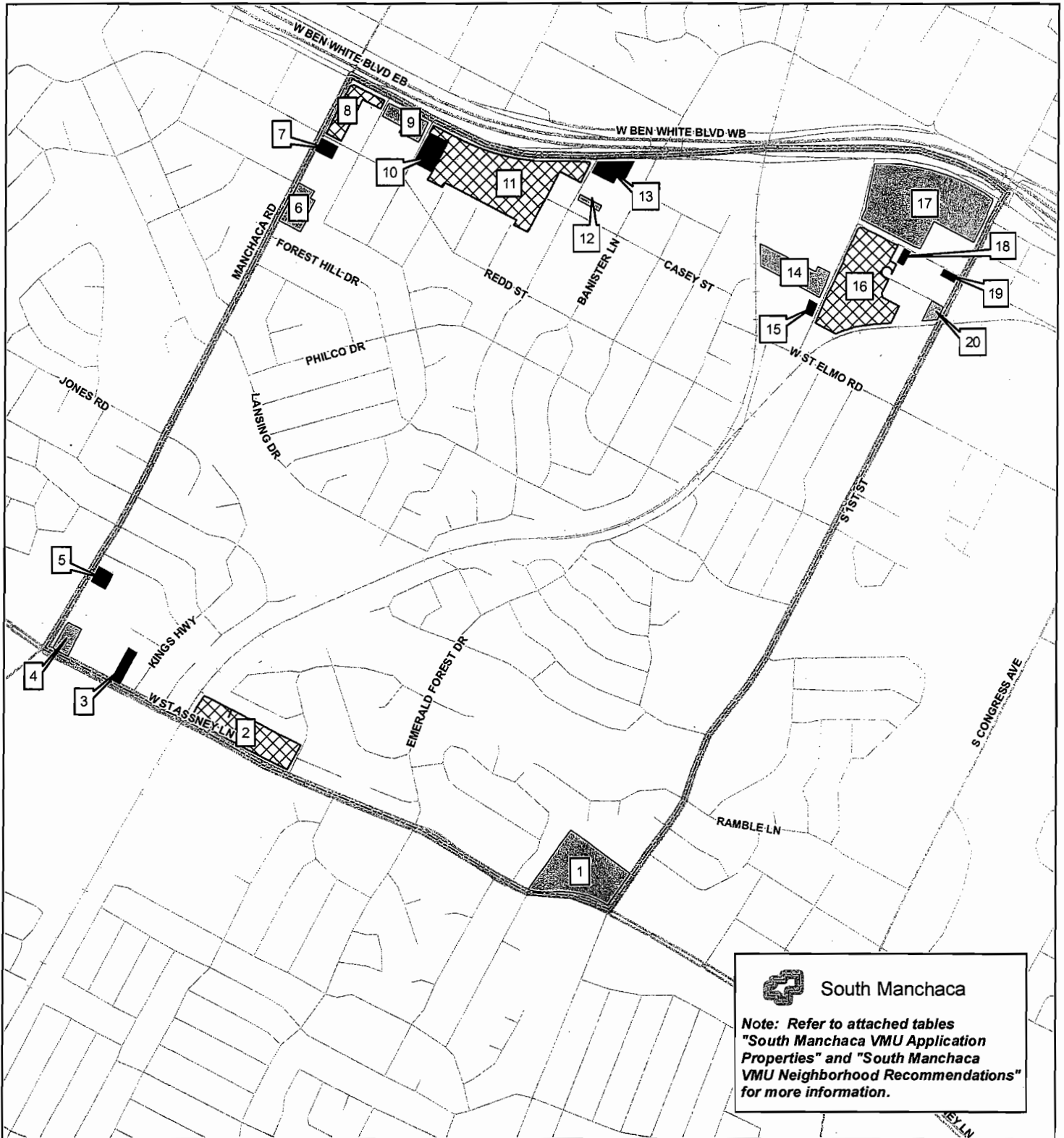
Produced by City of Austin
Neighborhood Planning and Zoning Dept.
Updated 11-15-07



0 500 1,000 2,000
Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

**ATTACHMENT 4
CC BACKUP**



South Manchaca **Vertical Mixed Use (VMU) Tract Map** **Properties Eligible for VMU Opt-In**



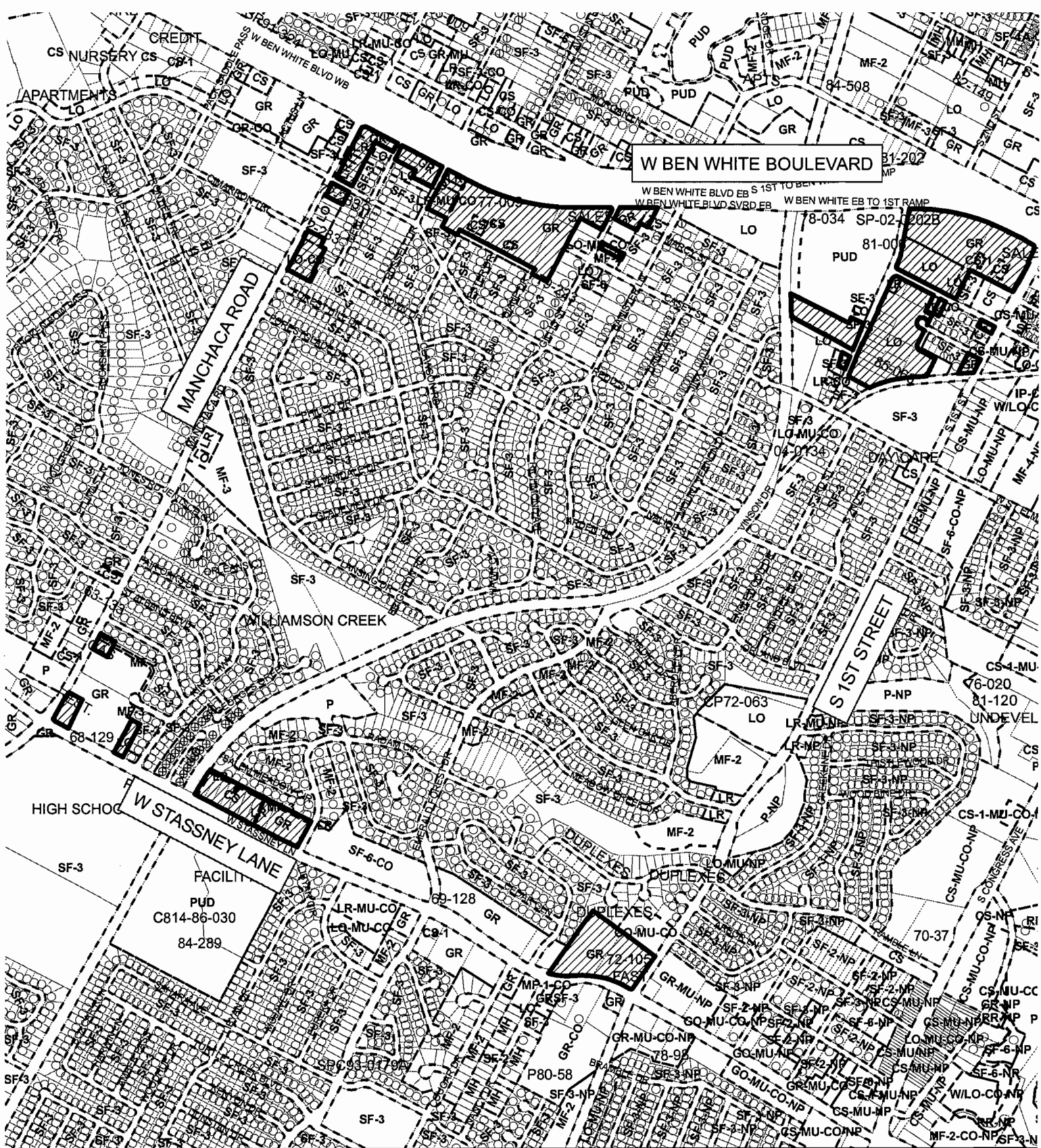
Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 October 16, 2007



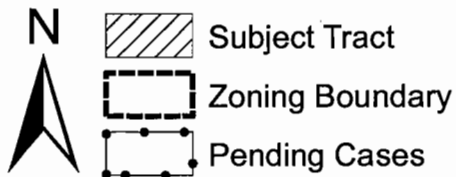
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 Feet

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ATTACHMENT 4
PC BACK-UP



ZONING



ZONING CASE#: C14-2007-0216
 ADDRESS: W BEN WHITE BLVD
 SUBJECT AREA: 889 ACRES
 GRID: F17-18 G17-19 H18
 MANAGER: W. RHOADES



1" = 1200' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ATTACHMENT 5

OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

On August 31st, 2006, the Austin City Council approved a major amendment to the city's development code—the Design Standards and Mixed Use Subchapter, also referred to as the Commercial Design Standards. The majority of the Design Standards provisions went into effect in January 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use (VMU) Buildings. The Design Standards ordinance:

- Defined a new Vertical Mixed Use (VMU) building type and specific development standards for VMU buildings
- Established a process whereby neighborhoods can provide recommendations on the standards and location for VMU buildings (the Opt-In/Opt-Out Process)
- Established locations where VMU buildings may be built
- Defined development standards that may be relaxed to encourage construction of VMU buildings.

WHAT IS A VERTICAL MIXED USE BUILDING?

A Vertical Mixed Use building contains a mix of uses; is designed with pedestrian-oriented spaces on the ground floor; is allowed exemptions from certain site development standards that would otherwise apply; and must contain residential dwelling units—some of which must be offered at certain affordability levels.

NEIGHBORHOOD OPT-IN/OPT-OUT PROCESS

The Opt-In/Opt-Out process provides neighborhood groups the opportunity to make recommendations about potential VMU buildings in their neighborhoods to the Planning Commission and City Council. These recommendations include the location of VMU buildings, the availability of relaxed development standards, and affordable housing levels for VMU buildings. The final decision whether to accept, modify, or reject neighborhood requests rests with the City Council. *See the reverse side of this page for development standards and housing affordability level information.*

“Opt-Out”—Most properties within the VMU Overlay District are eligible for the relaxed development standards/ affordable housing package unless they are “opted-out.” A property is “opted-out” of the VMU Overlay District if a neighborhood recommends and the City Council votes to remove some or all of the relaxed development standards or changes the housing affordability level. The opt-out process also allows neighborhoods to recommend certain properties be entirely removed from the VMU Overlay District. *More information on the VMU Overlay District is provided below.*

“Opt-In”—Properties outside the VMU Overlay District neighborhoods may “opt in” properties with the MU Combining District (e.g. GR-MU) to encourage VMU buildings. Opt-In means a neighborhood recommends whether a property should be eligible for VMU and whether the relaxed development standards/affordable housing should apply. An opt-in recommendation is subject to City Council approval.

POTENTIAL LOCATIONS OF VMU BUILDINGS

The Design Standards ordinance defines two principal locations where VMU Buildings may be permitted:

- The VMU Overlay District
- On properties with the Mixed Use (MU) Combining District—an example would be a property with the zoning of GR-MU (for more zoning information go to http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf).

The VMU Overlay District, created as part of the Design Standards ordinance, applies to most commercially zoned properties with frontage on a Core Transit Corridor or Future Core Transit Corridor. These Corridors are roadways that have or could have the population density and mix of uses to encourage and support transit use. Core Transit Corridors include many of the major arterial roadways in Austin's urban core such

as South Congress Avenue, Lamar Boulevard, and Riverside Drive. For a complete list of these corridors see *Article 5, Definitions* of the Design Standards ordinance at <http://www.ci.austin.tx.us/planning/designstandards.htm>.

RELAXED DEVELOPMENT STANDARDS FOR VMU BUILDINGS

The opt-in/opt-out process allows neighborhoods to recommend relaxation of certain development standards for VMU buildings: dimensional standards, off-street parking requirements for commercial uses, and additional ground floor commercial uses in office zoning districts.

Dimensional Standards

The Design Standards ordinance uses the term “Dimensional Standards” to refer to the relaxation of specific site development standards for VMU buildings. Relaxing these standards is a way to encourage the construction of VMU buildings while still meeting building height limits and compatibility standards. If approved through the opt-in/opt-out process the following relaxed standards will apply to VMU Buildings.

Note: These Dimensional Standards are a “package” and must be accepted or rejected as such in the opt-in/opt-out process.

Setbacks—No minimum front, street side or interior side yard setbacks;

Floor to Area Ratio—No floor to area ratio (FAR) limit;

Building Coverage—No building coverage limit;

Minimum Site Area—No “minimum site area” requirement (site area requirements limit the number of dwelling units on a site)

Off-Street Parking Requirements for Commercial Uses

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirement. Residential uses within a VMU building receive the parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances such as the one for properties within the Urban Core.

Additional Ground Floor Uses in Office Base District Zoning

If approved through the opt-in/opt-out process consumer convenience services, food sales, general retail sales (convenience or general) and restaurant (limited or general) without drive-in service will be permitted in a VMU Building located in an office zoning district (**NO, LO, GO**). Zoning use information begins on page 45 of the following document: http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf.

AFFORDABILITY REQUIREMENTS FOR VMU BUILDINGS

If VMU Buildings are approved through the opt-in/opt-out process, and if they take advantage of the dimensional and parking exemptions, they are subject to certain affordability requirements.

Owner-Occupied Units—Five percent of residential units shall be affordable for households earning no more than 80 percent of the Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

Rental Units—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income, to as low as 60 percent of the median family income. The affordability period is 40 years.

For more information on VMU:

<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>



AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

CITY COUNCIL AGENDA: NOV. 29 CASE NUMBER: C14-2007-0216, C14-2007-0220;
C14-2007-0222

PROPOSED CODE AMENDMENT:	VERTICAL MIXED USE OPT-IN / OPT-OUT RECOMMENDATIONS
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	NHCD SUPPORTS THE RECOMMENDATIONS OF NEIGHBORHOODS REQUESTING THAT A 60% MFI REQUIREMENT APPLY TO VERTICAL MIXED USE DEVELOPMENTS IN THEIR NEIGHBORHOOD.
OTHER RECOMMENDATIONS:	NHCD RECOMMENDS A SIX-MONTH AND TWELVE-MONTH EVALUATION PERIOD FOLLOWING ADOPTION OF OPT-IN / OPT-OUT RECOMMENDATIONS TO DETERMINE LEVELS OF PARTICIPATION AND AFFORDABLE HOUSING PRODUCTION. THE MFI STANDARDS SHOULD ALSO BE REVIEWED IN LIGHT OF THE PENDING HOUSING MARKET STUDY CONDUCTED AS PART OF NHCD'S 5-YEAR CONSOLIDATED PLAN.
DATE PREPARED:	NOVEMBER 15, 2007
DIRECTOR'S SIGNATURE: _____ PAUL HILGERS	

PLANNING COMMISSION HEARING

DATE: November 13, 2007

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

CITY COUNCIL HEARING

DATE: November 29, 2007

TIME: 4:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

For questions regarding the proposed application of Vertical Mixed Use (VMU) regulations in the South Manchaca Neighborhood Planning Area, please call Wendy Rhoades at (512) 974-7719 or email at: wendy.rhoades@ci.austin.tx.us. **Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054.** Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Rhoades, Austin, TX 78767-8835.

File # C14-2007-0216

Planning Commission Hearing Date: November 13, 2007

Name (please print)

David S. Boniuk for
Boniuk Interests Ltd.

Address

4407 Russell Dr.



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY WITHIN 300 FEET OF A VMU ELIGIBLE PROPERTY OR YOU ARE A CONTACT PERSON FOR A NEIGHBORHOOD ORGANIZATION WHOSE BOUNDARIES INCLUDE A VMU ELIGIBLE PROPERTY.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the proposed VMU land use regulations to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

PLANNING COMMISSION HEARING

DATE: November 13, 2007

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers

01 W. 2nd Street, Austin

CITY COUNCIL HEARING

DATE: November 29, 2007

TIME: 4:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers

301 W. 2nd Street, Austin

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File # C14-2007-0216

Planning Commission Hearing Date: November 13, 2007

Name (please print) DALOUS, LLC / Joe Chen, Owner

☒ I am in favor
(Estoy de acuerdo)

Address 5404 Rose Hill Cir, Austin, TX 78745

☐ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY WITHIN 300 FEET OF A VMU ELIGIBLE PROPERTY OR YOU ARE A CONTACT PERSON FOR A NEIGHBORHOOD ORGANIZATION WHOSE BOUNDARIES INCLUDE A VMU ELIGIBLE PROPERTY.

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If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

Rhoades, Wendy

From: roadrunner8467 [roadrunner8467@aol.com]
Sent: Friday, November 09, 2007 1:53 PM
To: Rhoades, Wendy
Subject: Fw: Case Number SP-2007-0563C
Attachments: VMU Zoning Change Notice.jpg; notice to build building on Russell dr.jpg

-----Original Message-----

From: roadrunner8467
Date: 11/9/2007 1:45:37 PM
To: Annette; Hoskins, James; Laura Stephenson; northsouthwoodneighborhoodassociation; nikki.hoelter@ci.austin.tx.us
Cc: Alvarado, Anthony; Kroger Richard
Subject: Case Number SP-2007-0563C

Ms. N. Hoelter
City Of Austin
P O Box 1088
Austin, Texas 78767

As the president of the North Southwood Neighborhood Association and a property owner within 300 feet of the property located at 4406 Russell Dr we have strong objections to this as well as the other properties on Russell Drive and in the entire neighborhood being rezoned or developed to allow for VMU without any plan or funding for traffic calming for the neighborhood. Russell Drive is currently at 200% above maximum capacity thus the 300 trips per day restriction on the recent rezoning on the properties across the street from 4406.

If at any time the Southwood Neighborhood Association and the owners of the properties listed in the VMU application come forth with a plan and funding for traffic calming for the neighborhood then we would be open for reconsideration of our decision.

Ronald Spruill
1700 Redd St
Austin, Texas 78745

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PLANNING COMMISSION HEARING

DATE: November 13, 2007

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

CITY COUNCIL HEARING

DATE: November 29, 2007

TIME: 4:00 P.M.

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PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Rhoades, Austin, TX 78767-8835.

File # C14-2007-0216

Planning Commission Hearing Date: November 13, 2007

Name (please print) Sam Douglas

☐ I am in favor
(Estoy de acuerdo)

Address 1911 Forest Hill Dr. Austin, TX 78745

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY WITHIN 300 FEET OF A VMU ELIGIBLE PROPERTY OR YOU ARE A CONTACT PERSON FOR A NEIGHBORHOOD ORGANIZATION WHOSE BOUNDARIES INCLUDE A VMU ELIGIBLE PROPERTY.

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If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

Comments On Vertical Mixed Use (VMU) Zoning For Properties Within The South Manchaca Neighborhood Planning Area

Re: File #C14-2007-0216

**To:
Neighborhood Planning and Zoning Department
P.O. Box 1088
c/o Wendy Rhodes
Austin, TX 78767-8835**

**From:
Sam Douglas
1911 Forest Hill Dr.
Austin, TX 78745**

It has to come to my attention that my neighborhood group, the Southwood Neighborhood Group, has put forth a plan to rezone certain existing commercial properties for Vertical Mixed Use (VMU) development. I do not object to the rezoning of all the proposed sites, but I do object to the rezoning of one plot of land in particular. The tract labeled **#6** on the map of South Manchaca VMU Application Properties, which encompasses 4607, 4611 and 4517 Manchaca Rd. and is located on the east side of the street just slightly north of Forest Hill Dr. concerns me for several reasons:

- By removing the minimum site area requirement and allowing buildings to be constructed, which include commercial spaces and multiple dwelling units, you are increasing the number of people who will use the site, thereby increasing the automobile traffic that will be accessing the site. This property sits directly across the street from an elementary school and children walk to and from school along the east side of Manchaca Rd. daily. This site is also adjacent to a bus stop on the **#3** Capital Metro line. As a result, the risks of children and other individuals being hit by cars that are accessing the VMU property are greatly increased. Manchaca Rd. already has very heavy traffic flow, and motorists drive very fast and at times quite recklessly. I do not want to have development in my area that is going to further endanger pedestrians using the sidewalks along Manchaca Rd.
- The reduction by 40% in off-street parking for commercial uses within a VMU building will lead to Forest Hill Dr. becoming even more congested with parked cars. I live directly on the corner of Manchaca Rd. and Forest Hill Dr., and my neighbors and I already have enough problems with street parking as it is. My neighbors who live directly behind me and face Manchaca have a very large family, and they cannot park on Manchaca, so they end up parking in front of my house and other houses along

Forest Hill Dr. It's fine with me that they park there because they're my neighbors, but with more people needing places to park in order to access a VMU property on Tract #6, our street will be filled beyond capacity. Where will my neighbors and our guests be able to park?

- ❑ When cars are parked along both sides of Forest Hill, only one car can make it down the street at a time—cars cannot pass each other safely. With added cars constantly parking on our street, the risks of automobile accidents and people getting hit by cars will only increase. I have lived at 1911 Forest Hill Dr. for a little over a year, and in that time there have been 3 accidents directly in front of my home because cars turn too fast off of Manchaca and hit parked cars in front of my house or other cars trying to get around parked cars.
- ❑ With more cars parking and people passing in front of my house, my quality of life will be diminished because of loud car stereos, noisy conversations, litter and people trampling my yard. Since I live on the corner, I already have enough trouble with some pedestrians who litter my yard and strangers who cut across my property at all times of the day and night.
- ❑ And, speaking for some of my neighbors who live on the north side of Forest Hill Dr. adjacent to Tract #6, I know they are concerned about 3 story or 4 story residential units being built that allow people to peer down into their yards and spy on them.

According to the neighborhood meeting I attended on November 8th, this process has been going on for over a year and people in the neighborhood were notified of it. Apparently flyers were sent out to folks in the neighborhood, but I do not recall ever receiving one. And, I find it strange that the people who live closest to this proposed VMU site in question received notice from the city about the Planning Commission meeting with only 11 days to get up to speed on the issue and mail in comments.

Thank you, and I hope you will strongly consider my objections to the proposed rezoning of Tract #6 in this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'SD', with a large loop and a horizontal line extending to the left.

Sam Douglas
Property Owner
1911 Forest Hill Dr.
Austin, TX 77845

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Rhoades, Austin, TX 78767-8835.

File # C14-2007-0216

Planning Commission Hearing Date: November 13, 2007

Name (please print) Manoochehr Kavoussi

☒ I am in favor
(Estoy de acuerdo)

Address P.O. Box 29343 Austin, TX 78755-6343

☐ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Rhoades, Austin, TX 78767-8835.

File # C14-2007-0216

Planning Commission Hearing Date: November 13, 2007

Name (please print) Manoochehr Kavoussi

☒ I am in favor
(Estoy de acuerdo)

Address P.O. Box 29343 Austin, TX 78755-6343

☐ I object
(No estoy de acuerdo)